



A well presented three bedroom semi detached property located in the popular residential area within the town of Malton.

The accommodation briefly comprises:- entrance hall, sitting/dining room and kitchen. To the first floor lies three double bedrooms, master with en suite and a family bathroom. Externally, the property offers off road parking to the front leading to the integral garage. The rear garden is fully enclosed and mainly laid to lawn with a patio and decked seating area.

Available mid December. No pets or smokers. Holding deposit £265. Deposit £1326. Ryedale Council tax band- C. EPC rating- D.

RENT £1,150 Per Calendar Month | DEPOSIT £1,326 | AVAILABLE FROM 15th December 2025
Ryedale District Council BAND: C

THE ACCOMMODATION COMPRISES:-

ENTRANCE HALL

Front entrance door.
Window to side.
Radiator.

SITTING/DINING ROOM

7.09 x 3.30 max (23'3" x 10'9" max)
Window to front and rear.
Stairs to first floor, 2x radiators.

KITCHEN

3.28 x 2.35 extending to 3.48 (10'9" x 7'8" extending to 11'5")
Door and window to rear.
Wall and base units comprising integrated oven with electric hob and extractor fan over, stainless steel sink unit, space for washing machine and cupboard housing wall mounted gas fired central heating boiler.
Under stairs cupboard, radiator, access door to:-

INTEGRAL GARAGE

Up and over door.
Power and light.

LANDING

Airing cupboard housing hot water cylinder.
Radiator.

BEDROOM ONE

3.42+wardrobes x 2.50 (11'2"+wardrobes x 8'2")
Window to rear.
Fitted wardrobe, radiator.

EN SUITE

2.41 x 1.58 (7'10" x 5'2")
Window to rear.
Suite comprising step in shower cubicle, low flush WC and wash hand basin. Part tiled walls, radiator.

BEDROOM TWO

2.95 x 2.59 (9'8" x 8'5")
Window to front.
Radiator.

BEDROOM THREE

2.97 x 2.58 (9'8" x 8'5")
Window to front.
Radiator.

FAMILY BATHROOM

2.42 x 1.77 (7'11" x 5'9")
Window to rear.
Suite comprising step in panelled bath, low flush WC and wash hand basin. Part tiled walls, extractor fan and radiator.

OUTSIDE

ADDITIONAL INFORMATION

DEPOSIT & REFERENCES

A deposit will be required, the amount is stated in the main property description.

We use Rightmove to obtain tenant/s references.

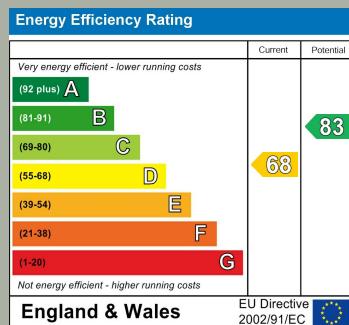
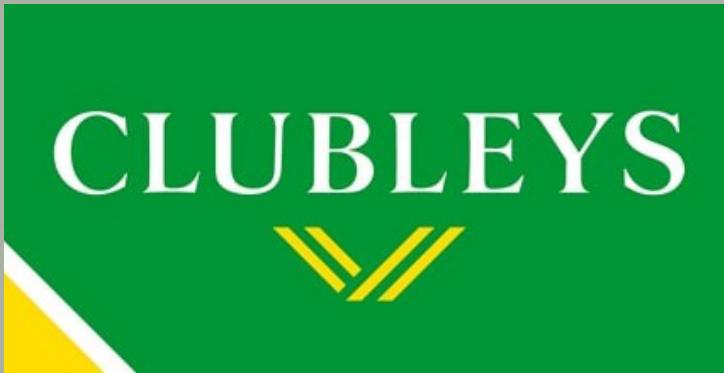
HOLDING DEPOSIT

A holding deposit may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken.

SERVICES

Mains water, gas, electricity & drainage. Telephone connection subject to renewal by British Telecom.





OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

DEPOSIT PROTECTION SCHEME

Deposit will be required, the amount is stated in the main property description. The deposit for this property will be held by The Deposit Protection Service, who are authorised by the Government.

The Deposit Protection Service
The Pavilions
Bridgewater Road
Bristol
BS99 6AA
Tel: 0330 3030030

HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and Tenancy Agreements are undertaken. This will be credited to the first months rent. If at any time you decide not to proceed with the Tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the Landlords, then the holding deposit will be retained by us or the Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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